

Message Text

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ACTION IO-10

INFO OCT-01 EUR-12 ISO-00 EB-04 CG-00 DOTE-00 OIC-02

CIAE-00 COME-00 DODE-00 FMC-01 INR-05 NSAE-00 RSC-01

COA-01 DLOS-03 SWF-01 /041 W
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R 121814Z NOV 74

FM AMEMBASSY LONDON

TO SECSTATE WASHDC 5607

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E.O. 11652: N/A

TAGS: AORG, IMCO

SUBJ: IMCO - HEADQUARTERS FACILITIES

REF: LONDON 11649 AND PREVIOUS

1. WORKING GROUP MET OCT. 10 AND NOV. 11; OCT. 10 DISCUSSIONS REVIEWED ASSUMPTIONS ON WHICH NEED FOR EXPANDED HEADQUARTERS FACILITIES TO BE BASED WITHOUT REACHING ANY CONCLUSIONS. CANADIAN REP SUGGESTED UK GOVERNMENT AS HOST SHOULD PROVIDE CONSULTANT TO WORK WITH IMCO SECGEN AND W.G. TO DEVELOP DATA AND PLANS FOR NEW HEADQUARTERS FACILITIES AS CANADA HAD DONE ON RECENT ICAO PROJECT. WG AGREED WITH THIS SUGGESTION AND MATTER WAS LEFT TO BE WORKED OUT BETWEEN SECGEN AND UK GOVERNMENT WITH REPORT TO BE MADE TO WG AT MEETING FOLLOWING SOLAS 74 CONFERENCE.

2. AT NOV. 11 WG MEETING, SECGEN SRIVASTAVA REPORTED UK HAD AGREED TO PROVIDE CONSULTANT, MR. J. HARDWICK, RETIRED UK PROPERTY SERVICES AGENCY OFFICIAL. HARDWICK ATTENDED NOV. 11 MEETING. IMCO WILL PROVIDE OFFICE SPACE FOR HARDWICK.

3. MAJOR POINTS DISCUSSED AND AGREED AT NOV. 11 MEETING INCLUDED WG AGREEMENT WITH SECGEN PLAN TO ADVERTISE IN
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PRESS AND REAL ESTATE TRADE PUBLICATIONS FOR

- A) EXISTING BUILDING WHICH WOULD BE SUITABLE FOR NEW IMCO OFFICES AND HAVE NECESSARY SPACE FOR CONFERENCE FACILITIES;
- B) BUILDING SITES WHICH WOULD BE USEABLE FOR CONSTRUCTION OF NEW COMBINED OFFICE/CONFERENCE FACILITIES; AND
- C) EXISTING BUILDING WHICH WOULD HAVE SPACE FOR FULL STAFF OFFICES, COMMITTEE ROOMS BUT NOT CONFERENCE FACILITIES.

ALL ABOVE BASED ON 20 YEAR PROJECTIONS OF STAFF OF 350. UK INSERTED SUCH ADVERTISEMENTS BE ANNONYMOUS. DATA COLLECTED FROM RESPONSES TO ADVERTISEMENTS WILL BE REVIEWED BY SECGEN, CONSULTANT AND IMCO STAFF AND BEST PROPOSALS WILL BE PUT BEFORE WG FOR CONSIDERATION. SECGEN HOPES BY THIS METHOD TO OBTAIN RELATIVELY FIRM COST AND AVAILABILITY DATA WHICH MAY BE PUT BEFORE COUNCIL MAY 1975 INDICATING TOTAL COSTS TO BE EXPECTED UNDER OPTIONS (2) (USE OF EXISTING BUILDINGS) AND (4) NEW CONSTRUCTION AND BREAK-DOWN FOR MEMBER GOVERNMENTS.

4. IN RESPONSE TO UK REQUEST FOR VIEWS OF WG MEMBERS AND SECGEN ON NEED FOR SINGLE IMCO FACILITY PROVIDING BOTH STAFF OFFICES AND CONFERENCE FACILITIES AS COMPARED TO OFFICES AND CONFERENCE FACILITIES BEING AT DIFFERENT LOCATIONS, SECGEN AND ALL CUG MEMBERS TOLD UK THAT ONLY SATISFACTORY, LONG-TERM SOLUTION OF HEADQUARTERS PROBLEM WOULD BE SINGLE IMCO FACILITY PROVIDING ALL NECESSARY ACCOMMODATIONS.

5. BASED ON SECGEN AND WG VIEWS NOTED PARA 4, AND PLAN TO ADVERTISE FOR BUILDING AND SITE PROPOSALS, UK ASKED ABOUT AREA WHICH SECGEN AND WG WOULD FIND ACCEPTABLE FOR NEW IMCO HEADQUARTERS; WITHIN 5 MILES, 10 OR 15 OR MORE

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FROM CENTRAL LONDON.

6. WG AND SECGEN AGREED THAT AS LONG AS REASONABLY GOOD PUBLIC TRANSPORT AVAILABLE TO SITE, THERE WOULD BE NO OBJECTION IN PRINCIPLE TO NEW HQ FACILITIES AS MUCH AS 15 MILES FROM CENTRAL LONDON, AND ADVERTISEMENTS AND SEARCH BY CONSULTANT AND UK GOVERNMENT COULD ENCOMPASS SUCH AN AREA.

7. UK REP NOTED AGREEMENT TO CONSIDER OUTLYING AREAS COULD IMPROVE CHANCES OF FINDING ACCEPTABLE SITE, REDUCE COST AND LIKELY REDUCE TIME NEEDED FROM OFTEN MENTIONED 10 YEARS TO, PERHAPS, 6 YEARS OR LESS TO FIND AND PREPARE NEW HQ EITHER IN EXISTING BUILDING OR IN NEW CONSTRUCTION. ALTHOUGH HE DID NOT ELABORATE, UK REP MENTIONED POSSIBILITY OF FINDING SUITABLE SITE OR BUILDING AT CROYDEN.

8. COMMENT: UK NOW APPEARS MORE COOPERATIVE THAN AT PREVIOUS MEETINGS AND SOMEWHAT RELIEVED THAT WG AND SECGEN WOULD NOT OBJECT TO NEW IMCO HQ SITE OUTSIDE OF CENTRAL LONDON. PRESENT TENTATIVE WG SCHEDULE CALLS FOR WG REPORT TO COUNCIL MEMBERS TO BE SENT ABOUT LIMITED OFFICIAL USE

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FEBRUARY 1975 AS BASIS FOR DECISIONS AT NEXT COUNCIL MEETING MAY 75. NEXT WG MEETING (NOT YET SCHEDULED) IS TO CONSIDER NEW SECGEN DRAFT PAPER ON ASSUMPTIONS TO BE AGREED AS BASIS FOR 20 YEAR PROJECTED NEED OF IMCO FOR STAFF SPACE, COMMITTEE ROOMS AND CONFERENCE FACILITIES.

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